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UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re:

26 BOWERY, LLC and  
2 BOWERY HOLDING, LLC,

Debtors In Possession,

-----X  
2 BOWERY HOLDINGS, LLC,

Plaintiff,

-v-

WILLIAM NG, “JOHN DOE” and “JANE DOE,  
Defendants.

-----X

Chapter 11  
Case No. 22-10412(MG) and  
22-10413(MG)  
(Jointly Administered)

**ANSWER**

Adv. Proc. No. 23-01163

**WILLIAM NG**, appearing by and through his attorney **ROBERT S. LEWIS, ESQ.**, as  
and for his Answer to the Complaint for Ejectment, states and alleges as follows:

1. Defendant denies each and every allegation set forth in those paragraphs of the  
Adversary Complaint designated “7”, “19”, “24”, “25”, “27”, “28”, “31”, “32”, “34”, “35”, “36”,  
“37”, “38”, “39”, “40” and “41”.

2. Defendant denies having any knowledge or information sufficient to form a belief as to the truth of those allegations set forth in those paragraphs of the Adversary Complaint designated “8” and “11”.

3. Defendant denies having any knowledge or information sufficient to form a belief as to the truth of those allegations set forth in those paragraphs of the Adversary Complaint designated “3”, “4”, “18”, “20”, “21”, “24”, “26”, “29”, “30”, and “33” and respectfully refers the Court to the documents referred to therein.

4. Defendant denies the allegations set forth in ¶ “6” of the Adversary Complaint, but admits that he is a licensed acupuncturist and that he is a practitioner of Chinese medicine.

5. With respect to ¶ “10” of the Adversary Complaint, Defendant admits that he is a natural person, and respectfully refers the Court to the transcript of any proceedings in which the Plaintiff alleges an admission as to the material allegations of the Adversary Complaint.

6. With respect to ¶¶ “22” and “23”, of the Adversary Complaint, the Defendant respectfully refers the Court to the transcript of any proceedings in which the Plaintiff alleges an admission as to the material allegations of the Adversary Complaint.

7. With respect to ¶ “31” of the Complaint, the Defendant denies that he was under any obligation to “surrender” the premises, or that any of the breaches alleged therein give rise to any such obligation, nor serve as the basis for an ejectment proceeding.

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**AS AND FOR A FIRST AFFIRMATIVE DEFENSE**

8. Defendant repeats, reiterates, and realleges each and every allegation set forth in paragraphs “1” through “7” above as if fully set forth below at length.

9. The Adversary Complaint fails to state a cause of action upon which a claim for relief may be based.

**AS AND FOR A SECOND AFFIRMATIVE DEFENSE**

10. Defendant repeats, reiterates, and realleges each and every allegation set forth in paragraphs “1” through “9” above as if fully set forth below at length.

11. The Lease under which the Defendant is in possession of the premises was entered into on or about February 1, 2021.

12. The Plaintiff, and its successor in interest, have been fully aware of the Defendants occupancy of the premises since the inception of the Lease, and have at all times consented to and ratified same without objection thereto.

13. To the extent that any use of the premises may be in violation of said Lease, the cause of action asserted in the Adversary Complaint and relief sought in connection therewith are barred by the doctrines of laches, waiver, and equitable estoppel.

**AS AND FOR A THIRD AFFIRMATIVE DEFENSE**

14. Defendant repeats, reiterates, and realleges each and every allegation set forth in paragraphs “1” through “13” above as if fully set forth below at length.

15. The Adversary Complaint must be dismissed for want of *in personam* jurisdiction over the person of the Defendant.

**WHEREFORE,** Defendant prays for judgment in its favor and against the Plaintiff dismissing the Adversary Complaint in its entirety together with such other and further relief as may be just and proper.

Dated: October 4, 2023  
Nyack, New York

/s/ Robert S. Lewis  
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